



THE OTHER SIDE REAL ESTATE

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WARREN TOWNSHIP

Exclusive Market Intelligence — July 2026 | Somerset County, NJ

SINGLE FAMILY MEDIAN PRICE

\$1,305,000

+12.3% vs July 2025

DAYS ON MARKET (SF)

40 Days

+122.2% slower pace

MONTHS SUPPLY

3.0 Months

Balanced Inventory

SINGLE FAMILY RESIDENCE MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	PERCENT CHANGE
New Listings	14	17	+21.4%	118	113	-4.2%
Closed Sales	15	15	0.0%	71	76	+7.0%
Days on Market Until Sale	18	40	+122.2%	30	40	+33.3%
Median Sales Price	\$1,162,500	\$1,305,000	+12.3%	\$1,177,500	\$1,290,000	+9.6%
Percent of List Price Received	105.8%	100.9%	-4.6%	102.6%	102.0%	-0.6%
Inventory of Homes for Sale	36	34	-5.6%	—	—	—
Months Supply of Inventory	3.3	3.0	-9.1%	—	—	—

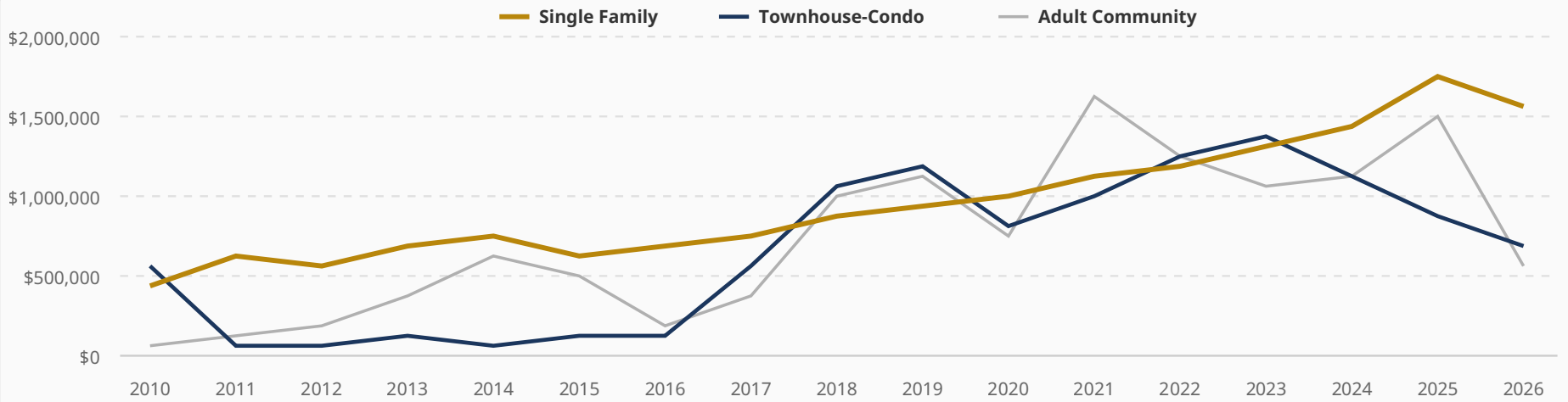
TOWNHOUSE-CONDO MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	PERCENT CHANGE
New Listings	9	5	-44.4%	27	23	-14.8%
Closed Sales	7	1	-85.7%	18	15	-16.7%
Days on Market Until Sale	148	77	-48.0%	121	54	-55.4%
Median Sales Price	\$665,795	\$873,000	+31.1%	\$689,840	\$830,000	+20.3%
Percent of List Price Received	91.3%	99.3%	+8.8%	95.2%	96.9%	+1.8%
Inventory of Homes for Sale	13	5	-61.5%	—	—	—
Months Supply of Inventory	5.0	2.0	-60.0%	—	—	—

ADULT COMMUNITY MARKET PERFORMANCE

KEY METRICS	JULY 2025	JULY 2026	PERCENT CHANGE	THRU 7-2025	THRU 7-2026	PERCENT CHANGE
New Listings	1	1	0.0%	9	4	-55.6%
Closed Sales	1	1	0.0%	5	1	-80.0%
Days on Market Until Sale	15	34	+126.7%	67	34	-49.3%
Median Sales Price	\$106,621	\$500,000	+369.0%	\$400,000	\$500,000	+25.0%
Percent of List Price Received	100.0%	101.0%	+1.0%	96.2%	101.0%	+5.0%
Inventory of Homes for Sale	1	0	-100.0%	—	—	—
Months Supply of Inventory	0.6	0.0	-100.0%	—	—	—

HISTORICAL MEDIAN SALES PRICE TREND (2010 – 2026)



* Does not account for sale concessions and/or downpayment assistance. Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size. Current as of August 09, 2026. All data sourced from multiple listing services in the State of New Jersey. Prepared by The Other Side Real Estate (theothersiderealestate.com | 908-264-3773).